

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/2325/P
Address	111 Arlington Road London NW1 7ET
Planning Officer	Josh Lawlor
Comments by	05 Sep 2021
Proposal	Replacement of the roof to existing single storey rear extension incorporating sloping roof light and flat rooflight, changes to the existing rear fenestration and erection of a garden room.
Objection	Yes
Comment	Yes
Observations	<p>The Committee objects to this Application and the associated Listed Building application, 2021/2761/L. Inadequate documentation has been submitted clearly describing the works which will result in a loss of fabric, and justifying those works fully. No existing internal photographs appear to have been submitted, nor hatched plans showing the extent of demolition proposed. There is no room gazetteer providing details of extant original features such as joinery and cornices in each room (or their lack, owing to previous works being undertaken). The justification for proposed alterations does not adequately describe what is being removed. As such it is not possible to tell whether proposed internal alterations are acceptable or not. For example a single label notes that the basement stair is to be rebuilt but no details are given as to why this is necessary, and whether the existing stair is original and could be repaired in situ rather than renewed. There are no 1:10 joinery drawings for windows / doors, so it is also not possible to comment on the acceptability of the proposed new top floor sash window and new internal doors where proposed. As a consequence we strongly object to these alterations.</p> <p>The proposed ground floor plan is not correct as it shows the proposed 'non-original' rear ground floor window in situ</p>

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and not removed. The removal of this rear window at ground floor is considered detrimental to the host building and will result in the loss of what the rear elevation photograph shows to be an early un-horned timber sash window with narrow mid-rail. The drawings are ambiguous as to the extent of removal of the wall around the window frame: the proposed rear elevation appears to indicate a much larger opening than the label on the ground floor plan is suggesting.

The proposal to split the rear stair window into 2, with a toothed-in brick spandrel on the stair landing is unsympathetic to the Listed house: this too appears to be an original un-horned long stair sash window and should be retained in situ. The proposed bricking-in to create two windows results in fenestration that neither preserves nor enhances the rear elevation and will not match its neighbours. The long stair window is characteristic of this terrace, which like others on Arlington Road, has an original rear mansard and chimney breast on the rear elevation. This plan form is unusual and its characteristics deserve preservation.

The Committee is also concerned about the height and scale of proposed new roof lights in both the existing extension and garden room. These will cause substantial light pollution in the block of back gardens to the detriment of both residential amenity and wildlife. A substantial reduction in roof glazing is required so that biodiversity is not affected. In addition the full height glazing in the garden room facing the house should be reduced and screened to ensure that the end of the garden does not remain lit up all night.

There appear to be two large mature trees in adjacent neighbouring gardens within falling distance - no arboricultural report has been submitted assessing the potential damage to these from the proposed garden room.

We note finally that the proposed plans do not appear to comply with building regs for compartmentation as the ground floor is shown open to the stair well, as is the rear extension on the half level below which houses the kitchen.

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If fire curtains or an internal sprinkler system are proposed to mitigate the open-plan nature of the living accommodation then these systems need to be indicated and detailed so that the impacts of the Listed building can be assessed fully.

Documents attached

No details entered

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